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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Hereford Lodge, 12 Barbers Drove South, Crowland PE6 0EY

GUIDE PRICE - £250,000 FREEHOLD

This two-bedroom bungalow, located on the outskirts of Crowland, provides spacious accommodation including hall, lounge/diner, kitchen, utility, shower room, bathroom and two double bedrooms. No onward Chain.

The property has an Agricultural Occupancy Condition.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

**ENTRANCE HALL**

5' 6" x 28' 8" (1.68m x 8.76m)

UPVC front door. Wood effect linoleum floor and neutral décor.

LOUNGE/DINER

13' 10" x 27' 10" (4.23m x 8.5m)

Bay window to front elevation, French doors to garden, gas/electric fire place and neutral décor. French doors to side path.

**SHOWER ROOM**

3' 4" x 4' 9" (1.03m x 1.47m)

Shower cubicle with Triton T80 Easi power shower. No windows.



KITCHEN

13' 11" x 10' 4" (4.25m x 3.16m)

Window overlooking garden, wood effect kitchen units, solid fuel boiler, wood effect linoleum floor and neutral decor. Archway leading to rear door and utility room.

UTILITY

7' 6" x 10' 4" (2.29m x 3.16m)

Wood effect counter with stainless steel sink and two under counter cupboards. Window overlooking garden and window to hallway.



BATHROOM

8' 2" x 10' 4" (2.5m x 3.16m)

Grey wood effect linoleum floor, neutral décor. The suite includes bath, WC and wash hand basin. Airing cupboard containing hot water tank. Single radiator and frosted window overlooking garden.

MASTER BEDROOM

13' 10" x 12' 0" (4.23m x 3.67m)

Window to front elevation, single radiator.

SECOND BEDROOM

13' 10" x 12' 0" (4.24m x 3.67m)

Window to front elevation, single radiator.



OUTDOOR WC

4' 11" x 3' 5" (1.5m x 1.05m)

WC, wash hand basin and loft access.

GARAGE

9' 2" x 18' 3" (2.81m x 5.57m)

Up and over door, flat roof and pebble dash exterior walls.

FRONT GARDEN

Lawned area with parking space for two cars.



REAR GARDEN

Enclosed rear garden with concrete path leading along the rear of the bungalow to the paved area. Lawn with pond and decking with water feature. Shed and summer house.

AGRICULTURAL OCCUPANCY CONDITION

The property has an Agricultural Habitation Clause which restricts the occupation of the property. This is documented through South Holland District Council and Planning Permission reference H02/0046/88.

The Agricultural Habitation Clause states the following:

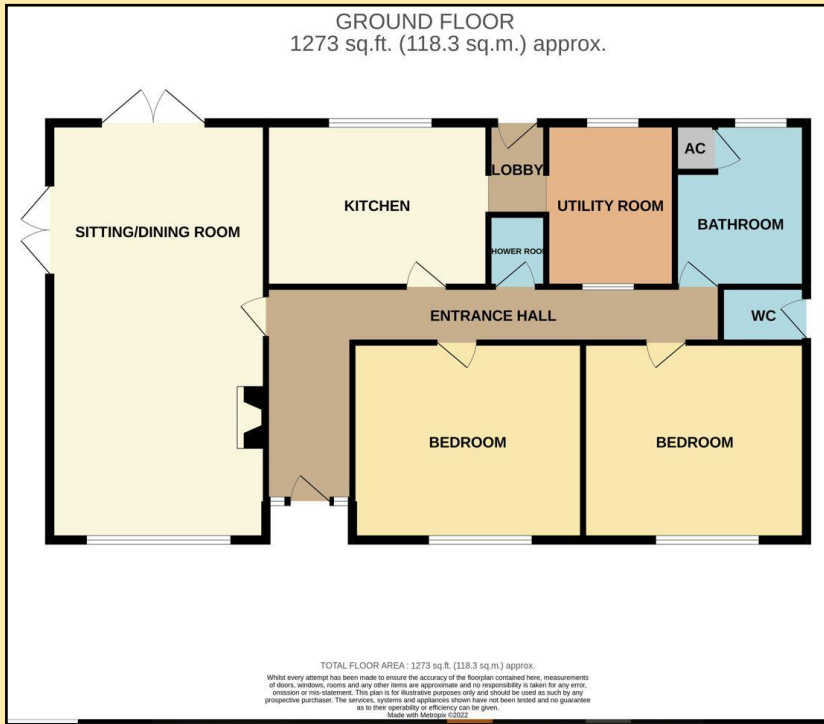
"The occupation of the dwelling shall be limited to those solely or mainly employed or last employed locally in Agriculture as defined in Section 290 (1) of the Town and Country Planning Act 1971 or a dependant or such person residing with him or a widow or widower of such person."

OVERAGE PROVISION

The vendors will retain an uplift of 50% of the increase in the value of the property for the next 50 years in the event that the buyers are successful in getting the Agricultural Occupation Condition removed from the property.

The gross external area of the bungalow is approximately 133.1m²/1,432sq.ft.





TENURE

Freehold

SERVICES

Mains electric, water and foul drainage.

COUNCIL TAX BAND

Unknown.

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anlian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

Ref: 15402

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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